

FIRST REGULAR SESSION

SENATE BILL NO. 121

98TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR WALSH.

Pre-filed December 3, 2014, and ordered printed.

ADRIANE D. CROUSE, Secretary.

0373S.011

AN ACT

To amend chapters 67 and 77, RSMo, by adding thereto two new sections relating to the regulation of residential rental property in certain cities.

Be it enacted by the General Assembly of the State of Missouri, as follows:

Section A. Chapters 67 and 77, RSMo, are amended by adding thereto two
2 new sections, to be known as sections 67.135 and 77.085, to read as follows:

**67.135. The board of alderman of any fourth class city may enact,
2 by ordinance, the following types of regulations of residential rental
3 property:**

4 **(1) A requirement that a property owner, landlord, or managing
5 agent register a property with the city prior to leasing a rental
6 property. The ordinance may include an annual fee of up to twenty-five
7 dollars, a requirement that a property be registered whenever there is
8 a change of ownership rights, and a penalty for failing to register a
9 rental property. The ordinance may allow for the denial of registration
10 based on factors specified in the ordinance so long as the owner,
11 landlord, or managing agent is notified, in writing, of the denial and
12 the reasons for it and is provided an opportunity to appeal the
13 decision;**

14 **(2) A requirement that an owner of any residential rental
15 property in the city maintain an operating business or own a residence
16 within fifty miles of the city, or use a landlord or managing agent who
17 resides within fifty miles of the city so long as contact information for
18 the landlord or managing agent is provided during registration; and**

19 **(3) A requirement that the property owner, landlord, or
20 managing agent be available to respond to contact by the city within
21 twenty-four hours.**

77.085. The council of any third class city may enact, by ordinance, the following types of regulations of residential rental property:

(1) A requirement that a property owner, landlord, or managing agent register a property with the city prior to leasing a rental property. The ordinance may include an annual fee of up to twenty-five dollars, a requirement that a property be registered whenever there is a change of ownership rights, and a penalty for failing to register a rental property. The ordinance may allow for the denial of registration based on factors specified in the ordinance so long as the owner, landlord, or managing agent is notified, in writing, of the denial and the reasons for it and is provided an opportunity to appeal the decision;

(2) A requirement that an owner of any residential rental property in the city maintain an operating business or own a residence within fifty miles of the city, or use a landlord or managing agent who resides within fifty miles of the city so long as contact information for the landlord or managing agent is provided during registration; and

(3) A requirement that the property owner, landlord, or managing agent be available to respond to contact by the city within twenty-four hours.

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